



**GRASSROOTS**  
REALTY GROUP

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**11255 75A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2158637**



**\$324,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, See Remarks		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all blinds, shed, and gazebo.

Discover your dream home that was built by Unique Home Concepts, offering a large open and functional floor plan designed for modern living. This beautifully decorated home features 3 spacious bedrooms and 2 1/2 bathrooms, with a master bedroom with a vaulted ceiling. The large kitchen and eating area has stainless steel appliances, ceramic tile backsplash and large windows to let in lots of light. The builders finishing package includes upgrades throughout which include hardwood floors on the main floor, adding warmth and elegance. Recent upgrades include shingles 2024, hot water tank 2022 and washer and dryer in 2015. The basement is a blank canvas, ready for your personal touch and design ideas. Step outside to a south-facing deck with a charming gazebo, perfect for entertaining or relaxing. The fenced yard provides privacy and security, while the rear parking pad off the alley adds convenience. This home is truly ready for you to just move in and enjoy!